



# MCKIBBEN PROPERTY

EXECUTIVE SUMMARY  
AUGUST 2020

CERTIFIED  
BY VERISITE  
**SILVER**



**VERISITE**

[certifiedbyverisite.com](https://certifiedbyverisite.com)





## EXECUTIVE SUMMARY

The 72.55 acre “McKibben” site in Yorktown, Indiana represents an excellent opportunity for an industrial tenant to develop. The land is located just south of the CSX Railroad, is clear of environmental conditions, and is relatively flat indicating minimal costs associated with site preparation. The site is less than five miles to Interstate 69, providing continuous access from Indianapolis, Indiana, northeast to the Canada-US border.

From an administrative process standpoint, the local government is collaborative and interested in attracting business to the community. This is demonstrated by standardized and timely review/permit processes. Additionally, the community’s assets, such as low crime, quality of life, and educational attributes, are desirable for company relocations.

For more information, please contact Pete Olson, Yorktown Town Manager at [polson@yorktownindiana.org](mailto:polson@yorktownindiana.org) or (765) 759-2203 or Traci Lutton, Vice President of Economic Development of the Muncie-Delaware County Economic Development Alliance at [tlutton@muncie.com](mailto:tlutton@muncie.com) or (765) 751-9126.

---





## SITE OVERVIEW



### LOCATION/ADDRESS

East of S. Marsh Ave.  
(S. Co. Rd. 600 W.) and  
South of CSX Transportation  
incorporated railroad.



### ZONING

IN - Industrial  
M1 - Multi-family Low Density



### SIZE

72.55 acres (3,160,278 SF)



### UTILITIES

Water (10" and 12" main)  
Storm Sewer  
Sanitary Sewer (8" main)  
Electric (3 Phase);  
Natural Gas (4" medium  
pressure line transitions to 6"  
medium pressure line)



### PRICE

\$20,000 per acre

## ACCESSIBILITY



**HIGHWAYS/  
INTERSTATE**  
3 miles



**RAIL**  
Adjacent to the north of site,  
spur potential



**AIRPORTS**  
Local/Regional 7 and 15 miles  
International 69 and 75 miles



**PORTS**  
167, 175, and 198 miles

## HUMAN CAPITAL

# IN REGIONAL  
WORKFORCE

**55,445**

Muncie MSA

LABOR  
SHED

**52,040**

Muncie MSA

UNEMPLOYMENT  
RATE

**3.3%**

September 2018

MANUFACTURING  
AVG. WAGE

**\$62,502**

JOB GROWTH  
(YORKTOWN)

**40.88%**

% POPULATION WITH  
ASSOCIATES OR  
HIGHER

**39.8%**

(25+ years old Yorktown)

## QUALITY OF LIFE



MEDIAN HOUSEHOLD INCOME

**\$62,502**

## INCENTIVES

The Muncie-Delaware County Economic Development team is experienced in navigating the tax abatement, tax increment finance, and grants processes, and has established working relationships with the appropriate professionals throughout the city, county and state. The community would like the opportunity to assemble a customized incentive package for your project.

---

In addition to incentives provided by the Indiana Economic Development Corporation, the community has the following tools available:

### **FREE/DISCOUNTED LAND**

The community is willing to consider land grants or discounted land prices as part of an overall incentive package.

### **TAX INCREMENT FINANCE**

New property taxes generated from new construction can be leveraged by the issuance of TIF bonds to incentivize the project.

### **TAX ABATEMENT**

Tax abatements are currently available for both manufacturing equipment (5 or 10 years), for improvements to real estate (3, 6, or 10 years), and information technology and logistical equipment. A recent change in the law allows for a community to offer twenty-year tax abatement on personal property for machinery and equipment.

### **PERMITTING ASSISTANCE**

Knowledgeable staff helps new businesses identify and secure the permits needed for their project. Staff will schedule pre-application meetings between businesses and the appropriate regulatory agencies to help streamline the permitting process. Local permit fees may be waived as a part of an overall incentive package.



### EXECUTIVE RELOCATION ASSISTANCE PROGRAM

The Executive Relocation Assistance Program is an important component of our community and company partnership. Services can be customized to the needs of the company or transferring executives, but the program generally includes a community presentation, mentor program, temporary housing, access to professional service, school orientation, residential housing incentive, and access to health care.

### FREE/DISCOUNTED LAND TEMPORARY OFFICE SPACE

Temporary office space may be made available at no charge in the Muncie Innovation Connector, the community's modern, high-tech business incubator.

### JOB FAIRS

The Alliance will host customized job fairs in partnership with the local workforce development office to help meet the hiring needs of a company. Fairs include pre-screening stations, interview booths, and computer workstations.

### EDIT GRANTS

Funds may be made available through revenue generated from the City and County's Economic Development Income Tax. These funds are committed at the discretion of the Mayor and Board of County Commissioners.

### JOB TRAINING ASSISTANCE

Delaware County is home to Ball State University and Ivy Tech Community College. Both institutions have a long history of providing assistance to companies and both will seek to provide custom programs that meet the company's specific needs.

### INDIANA MICHIGAN POWER ECONOMIC DEVELOPMENT RIDER (EDR)

The EDR incentive for a qualified company is a discount on the monthly demand charge for up to 36 months. The discount percentage is 30% for Standard New Development, 35% for Urban Redevelopment and 40% for Brownfield Redevelopment. There are minimum requirements to qualify for I&M's Economic Development Rider:

- The client must increase load by a minimum of 1,000 kilovolt-amps.
- The client must add at least 10 new FTEs at its I&M territory location.
- The project must be in direct competition with an area outside of the I&M service territory, thereby making the EDR a decision-making factor in the site location process.
- The project must fall under one of the approved Standard Industrial Classification (SIC) codes.

## TARGET INDUSTRIES

The target industries defined by Yorktown's county-wide economic development arm, the Muncie-Delaware County Economic Development Alliance, include:



**ADVANCED  
MANUFACTURING**



**ALTERNATIVE  
ENERGY**



**FOOD PROCESSING**



**INFORMATION  
TECHNOLOGY**



**LOGISTICS AND  
DISTRIBUTION**

Targeted end users for the McKibben site are those within the Advanced Manufacturing, Logistics and Distribution, and Alternative Energy are strongly desired.



## KNOWLEDGE IS VALUABLE.

Verisite was founded by a team of nationally recognized economic development consultants/site selectors, civil engineers, developers and experienced real estate professionals with knowledge of the site selection process and expertise in site evaluations. Evaluation, determination and certification by Verisite adds real value to any property by providing brokers, site selectors, developers and other decision-makers with reliable data and information on all facets of a site's condition, and sets a new standard in site certification and the site certification process.



**LESLIE WAGNER**  
leslie@ginovus.com



**LARRY GIGERICH**  
larry@ginovus.com



**COURTNEY ZAUGG**  
courtney@certifiedbyverisite.com



**TIM JENSEN**  
tim@certifiedbyverisite.com





**VERISITE**

[certifiedbyverisite.com](https://certifiedbyverisite.com)